



**City of Dripping Springs  
Planning & Zoning Commission Regular Meeting  
Tuesday, May 28, 2019 at 6:30 PM  
City Hall Council Chambers  
511 Mercer Street - Dripping Springs, TX 78620**

**AMENDED AGENDA**

**I. CALL TO ORDER AND ROLL CALL**

*Commission Members:*

*Mim James, Chair*

*James Martin, Vice Chair*

*Martin Garza*

*Kim Hubbard*

*Michael Lavengco*

*John McIntosh*

*Evelyn Strong*

*City Staff/Appointed Officials:*

*Michelle Fischer, City Administrator*

*Ginger Faught, Deputy City Administrator*

*Jason Lutz, Planning Director*

*Amanda Padilla, City Planner II*

*Chad Gilpin, City Engineer*

*Laura Mueller, City Attorney*

**II. PLEDGE OF ALLEGIANCE**

**III. PRESENTATION OF CITIZENS**

*Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Chair. The Chair may establish a time limit as necessary.*

**IV. BUSINESS**

- A. Discuss and consider approval of the Planning & Zoning Commission April 23, 2019 Regular Meeting Minutes.**
- B. Public hearing, discussion and consideration of AED2019-0001: Alternative Exterior Design for AllState Agency Located at 28496 Ranch Road 12, Dripping Springs TX 78620. Applicant: Mark Sutton**

1. Presentation
2. Staff Report
3. Public Hearing
4. Alternative Exterior Design for Allstate

- C. Public hearing, consideration, and recommendation regarding VAR2019-0003: to consider a special exception request for the rear and side setbacks found in the City of Dripping Springs Code of Ordinances, Chapter 30, Exhibit A Zoning Ordinance, Section 3 Zoning Districts, 3.3 Single-Family Residential District – Low Density (SF-1), 3.3.4 Area Regulations for the property located at 1007 Pin Oak St, Dripping Springs TX 78620 (Legal Description: OAK SPRINGS, Lot 36, ACRES 2, Hays County, TX).**

Applicant: Rebecca and David, Brock

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance

- D. Public hearing, consideration, and recommendation regarding SUB2019-0022: Driftwood 967 Phase 1 Lot 1 Plat Vacation; Approximately 489.206 acres located at 10450 FM 967 N Side Buda, TX 78610 (Legal Description: ABS 18 & 20 S J WHATLEY & FREELOVE WOODY SURVEYS MH-PFS377580/1 497.2035 AC (2.0 AC @ MKT FOR MH)(8.00 AC @ MKT), Hays County, TX).**

Applicant: Ken Martin

1. Presentation
2. Staff Report
3. Public Hearing
4. Plat Vacation

- E. Public hearing, consideration, and recommendation regarding SUB2019-0020: Driftwood Golf and Ranch Club Preliminary Plat for Driftwood Golf and Ranch Club Subdivision; Approximately 490.61 acres located at 10450 FM 967 N Side Buda, TX 78610 (Legal Description: ABS 18 & 20 S J WHATLEY & FREELOVE WOODY SURVEYS MHPFS377580/1 497.2035 AC (2.0 AC @ MKT FOR MH)(8.00 AC @ MKT), Hays County, TX).**

Applicant: Ken Martin

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Preliminary Plat

- F. Public hearing, consideration and recommendation regarding SUB2019-0001: Murphy's Meadows Preliminary Plat for Murphy's Meadows Subdivision; approximately 10.01 acres located on Trautwein Road and in the City of Dripping**

**Springs Extraterritorial Jurisdiction (Legal Description: ABS 70 John Barton Survey 10.00 AC).**

Applicant: Jon Thompson

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. Preliminary Plat

- G. Public hearing, consideration, and recommendation regarding a Zoning Amendment Ordinance related to ZA2019-0002: to consider a requested zoning change from Single-Family Residential District – Low Density (SF-1) to Multiple – Family Residential District (MF) for the property located at 26700 Ranch Rd 12, Dripping Springs, Texas (Legal Description: ABS 415 9-3106-01-15 Philip A Smith Survey 10.00 AC MH- AKA Western Woods, Hays County, TX)~~ZA2019-0004: to consider a requested zoning change from Two-Family Residential – Duplex (SF-4) to the Local Retail District (LR) for the property located at 28707 Ranch Rd 12, Dripping Springs, Texas 78620 (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 1.50, Hays County, TX).~~**

Applicant: Jon Thompson

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment Ordinance

- H. Public hearing, consideration, and recommendation regarding a Zoning Text Amendment related to ZA2019-0006: to consider a proposed zoning text amendment to the City’s Land Use Chart, found in Appendix E of the City’s adopted zoning code, to allow the land use of “Two-Family Dwelling (Duplex)” to be permitted by right in the Manufactured Housing (MH) zoning district, described in Section 3.18 of Exhibit A of the Zoning Ordinance within the City Code of Ordinances.**

Sponsor: City Staff (Jason Lutz)

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment Ordinance

- I. Public hearing, consideration, and recommendation regarding a Zoning Amendment Ordinance related to ZA2019-0005: to consider a requested zoning change to remove a portion of a conditional overlay for the area located at the corner of East US Hwy 290 and Sawyer Ranch Rd, Dripping Springs, Texas 78620, also identified as the location of “QuikTrip”. This area is currently zoned General Retail (GR) with a conditional overlay applied in August 2007 by Ordinance No. 1220.020, also known as “Conditional Overlay: Shops at Highpointe,” governing the approximately 10 acres at this location (Legal Description: Approximately 10.0 acres of land, Tract A, Sawyer Springs Subdivision, recorded in Volume 12, Page 240, Plat Records, Hays County, Texas). ). The applicant is requesting that this conditional overlay be**

removed from their 3 acre portion of the property ( Legal Description: A 3.151 acre tract of land, situated in the City of Dripping Springs, out of the E.B. Hargraves Survey No. 4, Abstract 240, Hays County, Texas, and being a portion of a 9.730 acre tract of land as conveyed to QuikTrip Corporation in Instrument No. 18008144 of the Official Public Records of Hays County, Texas).

Applicant: JD Dudley

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment Ordinance

## V. REPORTS OF STAFF AND AGENCIES

*No action to be taken.*

### A. Staff report regarding proposed changes to the City's adopted Parkland Dedication Ordinance.

Applicant: City Staff (Jason Lutz)

1. Staff Report
2. Discussion
3. Provide Feedback

### B. Planning Project Report

## VI. EXECUTIVE SESSION

*The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

## VII. UPCOMING MEETINGS

### A. Planning & Zoning Commission Meetings:

**June 25, 2019 - 6:30 p.m. Regular Meeting**

**July 23, 2019 - 6:30 p.m. Regular Meeting**

**August 27, 2019 - 6:30 p.m. Regular Meeting**

### B. City Council & Board of Adjustment Meetings:

**June 11, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting**

**June 18, 2019 - 6:00 p.m. Regular Meeting**

**July 9, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting**

## VIII. ADJOURN

**IX. TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING**

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on May 22, 2019 at 5:30 p.m.*

***This amended agenda was posted at City Hall and on the City's website  
May 24, 2019 at 12:15 p.m.***